



Allan Morris
estate agents

**St. Marys Terrace, London
Road, Worcester**

4 St. Marys Terrace, 85 London Road, Worcester. WR5 2DZ

Features

- Georgian family Townhouse
- Superbly appointed for City living
- Spacious and flexible accommodation over 5 floors
- Master Bedroom Suite with Dressing Room and Jack & Jill En-suite
- Well planned gardens

A beautiful example of Georgian architecture with a wealth of period features together with spacious and flexible reception rooms, situated within walking distance of Worcester City.

Accommodation comprising: Entrance Porch, Drawing Room with open fireplace, Sitting Room with further Reception/Family Room and Utility. To the lower ground floor: Kitchen/Breakfast Room and Dining Room with access to the garden. To the first floor: Master Bedroom with Dressing Room and Jack & Jill En-Suite. To the second floor: Two further double Bedrooms, one with En-Suite. To the third floor: A further double Bedroom and storage.

Outside: The front of the property is approached via a gated pedestrian entrance with pathway leading through a decorative, gravelled garden. The rear of the property is very pleasant with mature garden.

LOCATION:

St. Mary's terrace is situated within walking distance of Worcester City and all its amenities, with excellent local schooling to include The Kings School, river walks and access to major transport links.





Directions:

From the Allan Morris Office in Sidbury, proceed along London Road, where number 4 St. Marys Terrace can be found on the left hand side, also known as 85 London Road.

WAM 6905



Useful Information:

Tenure: Freehold

EPC rating: Grade II Listed

Council Tax Band: F



TOTAL FLOOR AREA : 3150sq.ft. (292.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan Measurements:

DRAWING ROOM:

16'0" x 11'8"

SITTING ROOM:

18'3" x 13'6"

FAMILY ROOM:

16'9" x 13'2"

UTILITY / BOILER ROOM:

13'2" x 12'2"

KITCHEN / BREAKFAST ROOM:

18'0" x 12'11"

DINING ROOM:

15'9" x 13'2"

MASTER BEDROOM:

16'3" to robes

DRESSING ROOM:

11'11" x 4'4"

JACK & JILL EN-SUITE:

16'2" x 11'2"

BEDROOM 2:

18'7" x 13'7"

EN-SUITE:

7'3" x 4'2"

BEDROOM 3:

16'2" x 11'0"

BEDROOM 4:

17'10" x 16'6"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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